

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JUNE 5, 2024
5603 YUKON ST, SUITE B, ARVADA, CO 80002**

REGULAR MEETING

1. **Call to Order** – Chair Paul Bunyard called the meeting to order at 3:00 p.m.
2. **Moment of Reflection**
3. **Roll Call of Commissioners**

Those Present: Chair Paul Bunyard, Vice Chair Peter Kazura, Treasurer Sue Dolan, Tim Steinhaus (joined via Zoom at about 3:10 pm), Daria Drago, Eli Feret, Lauren Simpson

Absent: None

AURA staff present: Maureen Phair, Executive Director; Carrie Briscoe, Deputy Director; and Corey Hoffmann, Legal Counsel

4. **Approval of the Summary of Minutes – May 1, 2024 and May 6, 2024**

Commissioner Drago made a motion to approve the board meeting minutes.

The following votes were cast on the Motion:

Voting yes: Dolan, Bunyard, Kazura, Drago, Feret, Simpson

Voting No: None

5. **Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit**
None

6. **Public Hearing**
None

7. **Study Session**
None

8. **Old Business**

A. Garrison Garden Paseo Update – Chris Sutterfield, Principal, Confluence
Maureen Phair provided the history of this project since so many AURA board members are new. She highlighted the selection of Confluence as the landscape architect, the original cost estimate, and the desire to include the Swadley Ditch as a water feature within the design of the Paseo. Unfortunately, the approved design had not captured the Swadley Ditch tail water, but rather, will only capture an overflow of stormwater runoff. She introduced Chris Sutterfield, Confluence; Darin Delay, City of Arvada; and Chad Hollingsworth, City of Arvada.

Chris Sutterfield apologized for the lack of communication surrounding the function of the water feature saying that they were pushed in a direction to not use the tail water from the ditch, and they didn't push back as much as they could have. Furthermore, during the various submittals to the City, they submitted flow data from the Swadley Ditch, but it was deemed insufficient. Because of the inadequate data available, the City was requiring a larger channel to account for the worst case water flow scenarios. The larger channel would be at a detriment to the Paseo intent and design forcing them to pursue only using the excess stormwater created by a major storm event rendering the water feature mostly dry for the spring and summer seasons.

Maureen Phair reported that there would be a meeting that week with the consulting engineers involved with the project to discuss the feasibility of having ditch water flow through the water feature since this feature is important to the AURA Board.

9. New Business

- A. Brixmor Presentation – Brett Milke, VP, Brixmor Property Group
Brett Milke represents the firm that owns the property where the King Sooper's at Independence Street and Ralston Road is located. He announced that they are planning on updating the shopping center buildings and parking lot. He presented conceptual renderings of the shopping center.

- B. Resolution AR-24-06
A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Thirteenth Amendment to the Executive Director's Employment Agreement

Commissioner Simpson made a motion to approve Resolution AR-24-06.

The following votes were cast on the Motion:

Voting yes: Dolan, Bunyard, Steinhaus, Kazura, Drago, Feret, Simpson

Voting No: None

10. Development Update

Maureen Phair announced that the Arvada Beer Garden project received its financing approval and are close to receiving their approvals from the City. She also announced that the streetscape scope within the project has exceeded the developer's agreed cost maximum of \$125,000 which requires AURA to pay any excess in the amount of \$190,889.03. There will also be a Post-Closing Agreement to be executed with the developer. This will be brought to the next regular board meeting for approval.

Royal Oak, who is developing the next townhome project on Lot 1 of the Ralston Commons site, is amending the boundary for the environmental use restriction.

The streetscape design along the north side of 58th Avenue between Kipling and Independence Streets is still under way.

She walked the Arvada K-8 school exterior and is really excited about the opportunity of an adaptive reuse project. AURA has also hired an appraiser to value the property.

Trammell Crow, the developer of The Russell project near Olde Town, is planning on a phased opening later this summer and fall.

11. Public Comment – Five Minutes Limit

None

12. Comments from Commissioners

Commissioner Steinhaus congratulated Maureen Phair on her renewed employment contract. He also appreciates the additional discussion on the Paseo water feature.

Commissioner Drago reported that she will not be able to attend the July meeting.

Commissioner Simpson announced that she now has an office at City Hall.

13. Committee Reports

Chair Bunyard will be attending the next Housing Committee meeting.

Commissioner Kazura announced the new Olde Town Arvada BID officers.

14. Staff Reports

Maureen Phair announced the need for a special board meeting on June 20, 2024. It will be at 3 pm via Zoom.

She will be attending the Arvada Chamber of Commerce's Leadership Luncheon

She directed the Board to the Flash Report.

Commissioner Steinhaus announced the Volunteer Appreciation Luncheon that Saturday. All AURA Board members are invited to attend.

15. Executive Session

Commissioner Kazura made a motion for the Board to go into executive session concerning CRS 24-6-402(4)(e), instruction to negotiators, related to in the Ralston Fields Urban Renewal Area

The following votes were cast on the Motion:
Voting yes: Dolan, Bunyard, Kazura, Steinhaus, Drago, Feret, Simpson
Voting No: None


16. Adjournment

Chair Bunyard adjourned the meeting at approximately 5:30 p.m.

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary



Paul Bunyard, Chair